

City Council Introduction: **Monday**, January 7, 2002
Public Hearing: **Monday**, January 14, 2002, at **1:30 p.m.**

Bill No. 02R-5

FACTSHEET

TITLE: **PRELIMINARY PLAT NO. 01013, ALDERWOOD**, requested by E & A Consulting Group, Inc., on behalf of Alderman Builders, for 15 residential lots, including a request to waive the requirement for on-site stormwater detention, on property generally located at approximately 83rd Street and Bancroft Avenue.

STAFF RECOMMENDATION: Conditional Approval.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda: 10/31/01
Administrative Action: 10/31/01

RECOMMENDATION: Conditional Approval (8-0: Bills, Carlson, Duvall, Krieser, Newman, Schwinn, Steward and Taylor voting 'yes'; Hunter absent).

FINDINGS OF FACT:

1. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.6-7, finding that the proposed preliminary plat represents appropriate infill development that is compatible with the surrounding development, and provides for a logical extension of existing streets in the area. The preliminary plat complies with the requirements of the Land Subdivision Ordinance and is consistent with the Comprehensive Plan.
2. This application was placed on the Consent Agenda of the Planning Commission on October 31, 2001, and opened for public hearing. No one came forward to speak.
3. The Planning Commission agreed with the staff recommendation and voted 8-0 to recommend conditional approval, as set forth in the staff report dated October 16, 2001.
4. On November 1, 2001, a letter reflecting the action of the Planning Commission and the conditions of approval was mailed to the applicant (p.2-4).
5. The Site Specific conditions of approval required to be completed prior to scheduling this application on the Council agenda have been submitted by the applicant and approved by the reviewing departments.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: December 28, 2001

REVIEWED BY: _____

DATE: December 28, 2001

REFERENCE NUMBER: FS\CC\2002\FSPP01013

November 1, 2001

Greg Wood
E&A Consulting Group, Inc.
7130 S. 29th St., Ste. D
Lincoln, NE 68516

Re: Preliminary Plat No. 01013
ALDERWOOD

Dear Mr. Wood:

At its regular meeting on Wednesday, **October 31, 2001**, the Lincoln-Lancaster County Planning Commission granted approval to your preliminary subdivision, **Alderwood**, located in the general vicinity of **83rd St. and Bancroft Ave.**, subject to the following conditions:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 An area for on-site storm water detention approved by the Public Works Department.
 - 1.1.2 A sidewalk adjacent to South 84th Street.
 - 1.1.3 Utility easements per the LES review.
 - 1.1.4 Add one tree to the landscape plan at Lot 11 and maintain a 50' spacing between street trees.
 - 1.1.5 Correct the graphic scale to accurately reflect that 1" = 40'.
 - 1.1.6 Remove the disclaimer 'Preliminary - Plans Subject To Change'.
 - 1.1.7 Show required street lighting.

General:

2. Final Plats will be scheduled on the Planning Commission agenda after:

- 2.1 Streets, sidewalks, public water distribution system, public wastewater collection system, drainage facilities, ornamental street lights, landscape screens, street trees, temporary turnarounds and barricades, street name signs, and permanent survey monuments have been completed or the subdivider has submitted a bond or an approved escrow of security agreement to guarantee their completion.
- 2.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 2.2.1 To submit to the Director of Public Works an erosion control plan.
 - 2.2.2 To submit to lot buyers and home builders a copy of the soil analysis.
 - 2.2.3 To continuously and regularly maintain street trees and landscape screens.
 - 2.2.4 To complete the private improvements shown on the preliminary plat.
 - 2.2.5 To relinquish the right of direct vehicular access from Lots 7-10 to South 84th Street.
 - 2.2.6 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.

The findings of the Planning Commission will be submitted to the City Council for their review and action. You will be notified by letter if the Council does not concur with the conditions listed above.

You may appeal the findings of the Planning Commission to the City Council by filing a notice of appeal with the City Clerk. The appeal is to be filed within 14 days following the action by the Planning Commission. You have authority to proceed with the plans and specifications for the installation of the required improvements after the City Council has approved the preliminary plat. If you choose to construct any or all of the required improvements prior to the City's approval and acceptance of the final plat, please contact the Director of Public Works before proceeding with the preparation of the engineering plans and specifications. If the required minimum improvements are not installed prior to the City Council approving and accepting any final plat, a bond or an approved Agreement of Escrow of Security Fund is required.

The approved preliminary plat is effective for only ten (10) years from the date of the City Council's approval. If a final plat is submitted five (5) years or more after the effective date of the preliminary plat, the City may require that a new preliminary plat be submitted. A new preliminary plat may be required if the subdivision ordinance or the design standards have been amended.

You should submit an ownership certificate indicating the record owner of the property included within the boundaries of the final plat when submitting a final plat.

The Subdivision Ordinance requires that there be no liens of taxes against the land being final platted and that all special assessment installment payments be current. When you submit a final plat you will be given forms to be signed by the County Treasurer verifying that there are no liens of taxes and by the City Treasurer verifying that the special assessment installment payments are current.

Sincerely,

J. Greg Schwinn, Chair
City-County Planning Commission

cc: Owner
Public Works - Dennis Bartels
LES
Alltel Communications Co.
Cablevision
Fire Department
Police Department
Health Department
Parks and Recreation
Urban Development
Lincoln Public Schools
County Engineers
City Clerk
File (2)

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Preliminary Plat #01013
Alderwood

DATE: October 16, 2001

PROPOSAL: To preliminary plat 4.61 acres into 15 residential lots.

WAIVER REQUEST: The applicant is seeking a waiver to the requirement for on-site storm water detention.

LAND AREA: 4.61 acres

CONCLUSION: The preliminary plat generally complies with the requirements of Title 26 (Land Subdivision Ordinance) and is acceptable, however the waiver to on-site storm water detention is not justified and should not be approved.

<u>RECOMMENDATION:</u>	Preliminary Plat:	Conditional Approval
	Waiver to On-site Storm Water Detention:	Denial

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 52 I.T. in the SE1/4 of Section 3, T9N, R7E of the 6th P.M., Lancaster County, NE.

LOCATION: Approximately 83rd Street and Bancroft Avenue.

APPLICANT: Alderman Builders
3601 Calvert Street
Lincoln, NE 68506

OWNER: Robert and Sheryl Alderman
3601 Calvert Street
Lincoln, NE 68506

CONTACT: Greg Wood
E&A Consulting Group, Inc.
7130 South 29th Street Suite D
Lincoln, NE 68516

EXISTING ZONING: R1 Residential District

EXISTING LAND USE: There is one single-family residence located on the site.

SURROUNDING LAND USE AND ZONING:

North:	Single-family Residential	R3(PUD)
South:	Single-family Residential	R1
East:	Single-family Residential	AGR
West:	Single-family Residential	R1

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan of the Comprehensive Plan designates this area as Urban Residential.

UTILITIES: **Water** - Minor design changes to the proposed water system are required, but they can be addressed when the construction drawings are submitted.
Sanitary Sewer - Satisfactory as shown.
Electricity, Phone, Cable - Additional easements to accommodate these utilities are required.

TOPOGRAPHY: There is a 32' change in grade across this site from east to west, with a drainage swale that extends approximately through the middle of the property from northeast to southwest.

TRAFFIC ANALYSIS:

1. Vehicle - Connections to existing local streets are shown. No direct access will be allowed from this development onto 84th Street.
2. Pedestrian - Sidewalks are shown internal to the development as required. However, as sidewalks will not be built in conjunction with the widening of South 84th Street, the developer is required to install that portion of the sidewalk along South 84th Street adjacent to this development.

REGIONAL ISSUES: The possibility of downstream flooding will increase if the storm water detention waiver is approved.

ANALYSIS:

1. The preliminary plat proposes to subdivide approximately 4.61 acres of land into 15 lots whose size and layout are consistent with the Zoning Ordinance.
2. The applicant is requesting a waiver to storm water detention stating that drainage from this area will be of a regional benefit in the maintenance of the water level of Holmes Lake. This is not adequate justification for a waiver as the primary purpose of storm water detention does not relate to maintaining the level of Holmes Lake, but rather to store water and help dissipate storm water runoff during storm events to help prevent property damage.
3. Currently, there are no sidewalks along the west side of South 84th Street from Van Dorn Street to Pioneers Boulevard. Crown Pointe Estates PUD (adjacent to the north between Van Dorn Street and Alderwood) is required to install sidewalks along the west side of South 84th Street as a condition of approval. To the south between Alderwood and Pioneers Boulevard, a sidewalk along South 84th Street was waived when the revised preliminary plat of Fox Hollow

was approved in June of 1977 (a sidewalk was initially required with the original preliminary plat of Fox Hollow approved earlier that year). A sidewalk along South 84th Street was also waived when Evergreen Estates, a small in-fill development surrounded by Fox Hollow, was approved in 1993.

The Public Works Department has noted that sidewalks will not be built in conjunction with the widening of South 84th Street, but states that they are still appropriate and should be constructed. Even though sidewalks were waived south of Alderwood, they will be installed to the north and must be continued through this subdivision. It is a requirement of the Land Subdivision Ordinance that sidewalks be installed, and it is consistent with the requirement that developers install the public improvements associated with their development.

4. Minor revisions are required in order for this preliminary plat to comply with the requirements of the Land Subdivision Ordinance:
 - Show utility easements per LES comments.
 - Show required street lighting.
 - Add one additional street tree along Lot 11 and maintain a 50' spacing between trees.
 - Correct the graphic scale.
 - Remove the disclaimer 'Preliminary Plans Subject To Change'.
5. This preliminary plat represents appropriate infill development that is compatible with surrounding development, and provides for a logical extension of existing streets in the area. With the revisions noted in items 2-4 above, this preliminary plat complies with the requirements of the Land Subdivision Ordinance, and is consistent with the Comprehensive Plan.

CONDITIONS:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
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Prepared by:

Brian Will, AICP
Planner

PRELIMINARY PLAT NO. 01013, ALDERWOOD

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

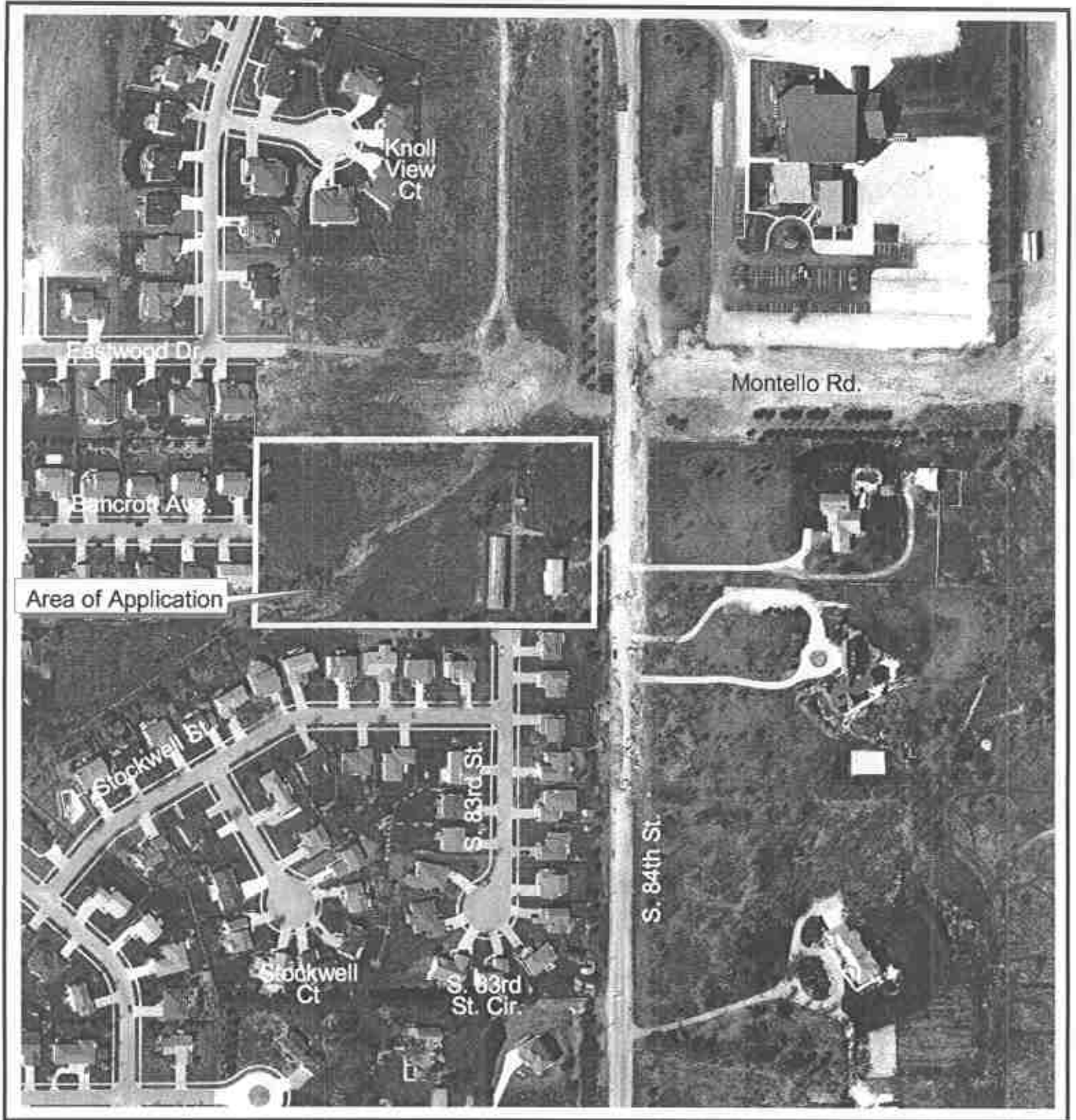
October 31, 2001

Members present: Bills, Carlson, Duvall, Krieser, Newman, Schwinn, Steward and Taylor; Hunter absent.

The Consent agenda consisted of the following items: **CHANGE OF ZONE NO. 3343; SPECIAL PERMIT NO. 1839A; USE PERMIT NO. 128A; PRELIMINARY PLAT NO. 01013, ALDERWOOD; STREET AND ALLEY VACATION NO. 01016; and STREET AND ALLEY VACATION NO. 01019.**

Duvall moved to approve the Consent Agenda, seconded by Bills and carried 8-0: Bills, Carlson, Duvall, Krieser, Newman, Schwinn, Steward and Taylor voting 'yes'; Hunter absent.

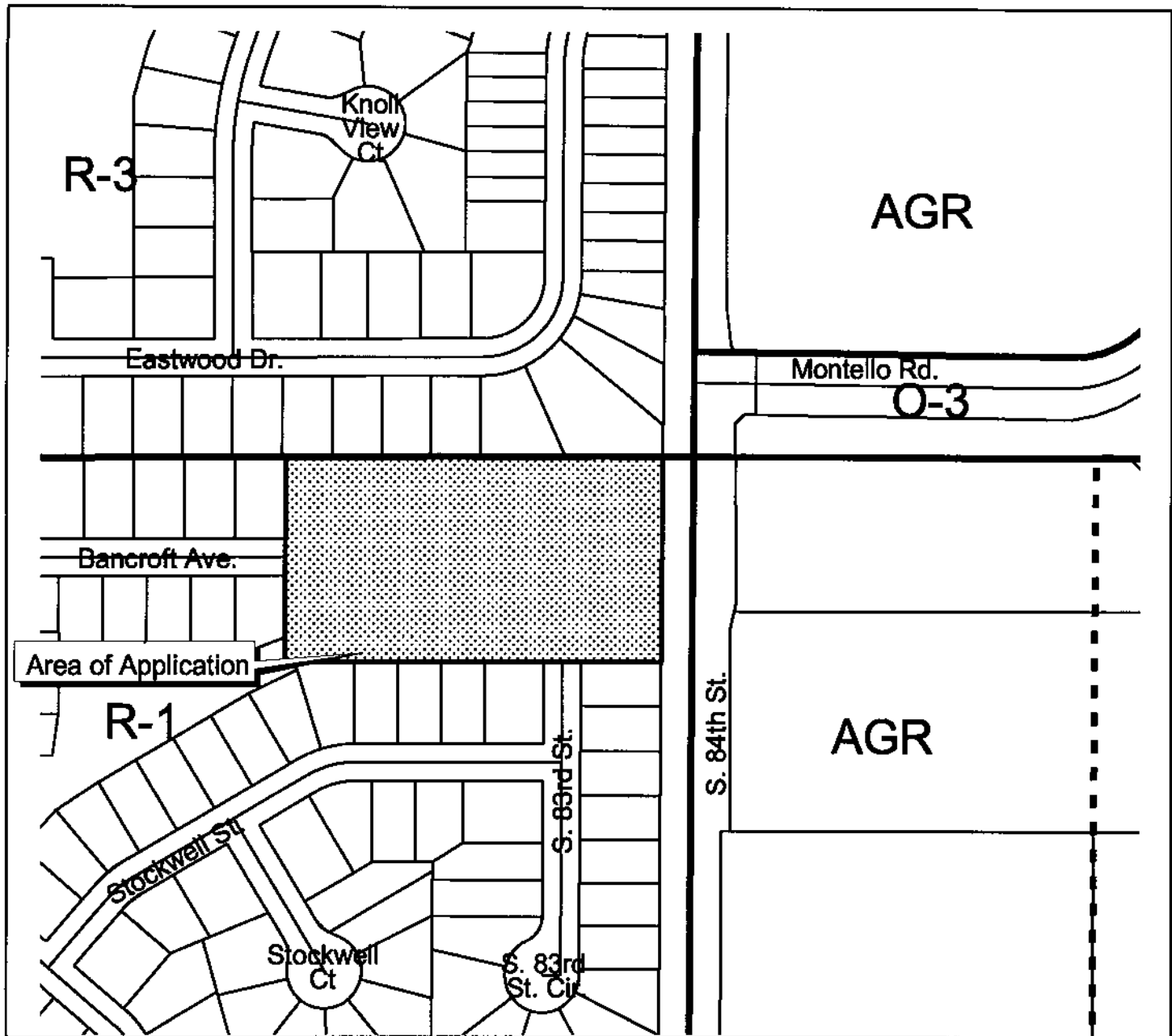
Note: This is final action on Use Permit No. 128A, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.



Preliminary Plat #01013
Alderwood
S. 83rd & Bancroft Ave.



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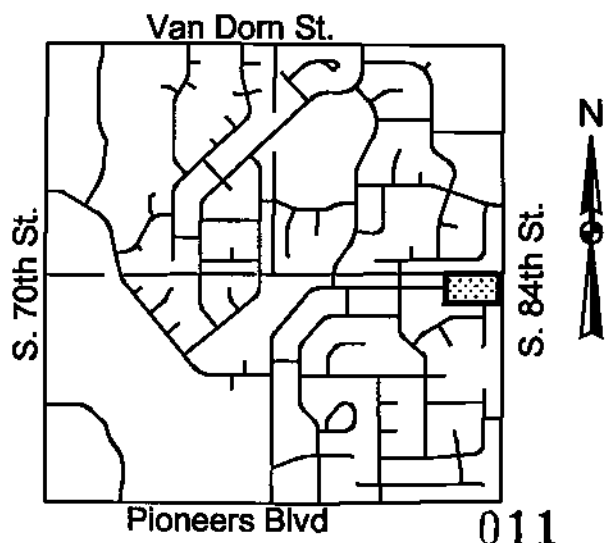
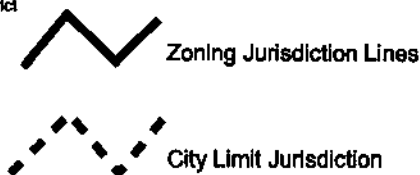


Preliminary Plat #01013
Alderwood
S. 83rd & Bancroft Ave.

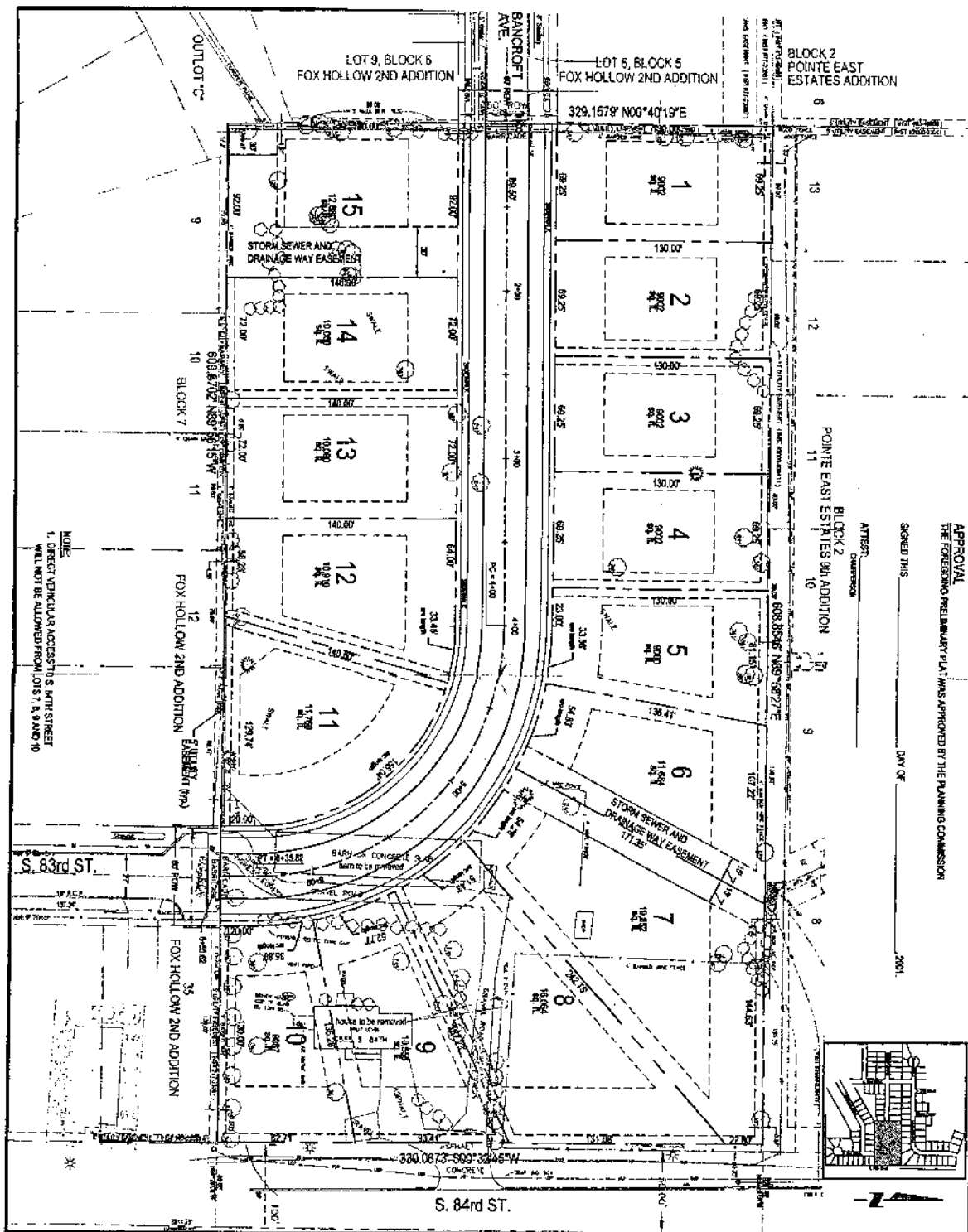
Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 3 T9N R7E



Date: 10/16/01
 Lincoln City - Lancaster County Planning Dept.



APPROVAL THE FOREGOING PRELIMINARY PLAT WAS APPROVED BY THE PLANNING COMMISSION SIGNED THIS _____ DAY OF _____, 2001. ATTEST: _____ CLERK		ALDERMAN BUILDERS 3501 Calvert Street Lincoln, NE 68506		ALDERWOOD SUBDIVISION		E&A CONSULTING GROUP, INC. ENGINEERS • PLANNERS • SURVEYORS 1200 O STREET LINCOLN, NE 68502 PHONE: 402-466-7217 FAX: 402-466-7218	
PRELIMINARY LOT DESIGN		Revision _____ Date _____		Date: 08/17/2001 Drawn By: KARR Scale: 1" = 40' Sheet No. 01 of 05		FOR SOUTH 83RD STREET, ALLEY D LINCOLN, NE 68506-8041 PHONE: 402-466-7217 FAX: 402-466-7218	

**PRELIMINARY PLAT #01013
ALDERWOOD**

Date: 10/16/01